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方興地產

**FRANSHION PROPERTIES (CHINA) LIMITED**

**方興地產（中國）有限公司**

*(Incorporated in Hong Kong with limited liability)*

**(Stock Code: 00817)**

## **ANNOUNCEMENT ON PROFIT GROWTH**

This announcement is made pursuant to Rule 13.09(1) of the Listing Rules.

The Board hereby informs shareholders and potential investors of the Company that it is expected that the unaudited profit attributable to equity holders of the Company for the six months ended 30 June 2008 will increase substantially compared to the corresponding period of 2007. The main reasons for the increase are the profit growth resulting from the outstanding performance of both sales and lease of Chemsunny Plaza which is owned by Beijing Chemsunny Property Company Limited, a wholly-owned subsidiary of the Company, and the considerable growth in the fair value gain of the investment properties of the Group.

**Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.**

This announcement is made pursuant to Rule 13.09(1) of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

The board of directors (the “**Board**”) of Franshion Properties (China) Limited (the “**Company**”) hereby informs shareholders and potential investors of the Company that it is expected that the unaudited profit attributable to equity holders of the Company for the six months ended 30 June 2008 will increase substantially compared to the corresponding period of 2007.

The main reasons for the above substantial increase in the profit attributable to equity holders of the Company compared to the corresponding period of the previous year are the profit growth resulting from the outstanding performance of both sales and lease of Chemsunny Plaza which is owned by Beijing Chemsunny Property Company Limited, a wholly-owned subsidiary of the Company, and the considerable growth in the fair value gain of the investment properties of the Company and its subsidiaries (the “**Group**”).

The Company is in the process of preparing the interim results of the Group for the six months ended 30 June 2008. For details of the results of the Group, investors should carefully read the interim results for the six months ended 30 June 2008 to be released by the Company.

**Shareholders and potential investors of the Company should exercise caution when dealing in the shares of the Company.**

By order of the Board of  
**FRANSHION PROPERTIES (CHINA) LIMITED**  
**PAN Zhengyi**  
*Chairman*

Hong Kong, 3 September 2008

*As at the date of this announcement, the Directors of the Company are Ms. LI Xuehua, Mr. HE Binwu and Mr. JIANG Nan as Executive Directors; Mr. PAN Zhengyi (Chairman), Ms. LI Lun (Vice Chairman) and Mr. WANG Hongjun as Non-executive Directors; Mr. LAU Hon Chuen, Ambrose, Professor SU Xijia, Professor LIU Hongyu, Mr. NGAI Wai Fung and Dr. GAO Shibin as Independent Non-executive Directors.*